



BOARD OF ZONING ADJUSTMENTS

Final Agenda

October 9, 2017

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **October 19, 2017**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules

B. Variances – Unfinished Business

ITEM 1 – Docket Number: 054-17

Applicant or Agent: Misty Suri, Charles M. Oliver
Property Location: 1414 Calhoun Street **Zip:** 70118
Bounding Streets: Calhoun St., Pitt St., Exposition Blvd., Garfield St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 53
Proposed Use: Single-Family Residence **Lot Number:** 3
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition onto a single-family residence resulting in insufficient rear yard setback.

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback

Required: 15'

Provided: 1'-1"

Waiver: 13'-11"



ITEM 2 – Docket Number: 057-17

Applicant or Agent: 1331 First LLC, John Williams
Property Location: 1331 First Street **Zip:** 70130
Bounding Streets: First St., Coliseum St., Philip St., Chestnut St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 180
Proposed Use: Single-Family Residence **Lot Number:** 1-9
Project Planner: Nicolette P. Jones (nicolette.jones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a carport with insufficient corner side yard setback.

Requested Waiver:

Article 11, Section 11.3.A.1– Minimum Rear Yard Depth

Required: 15'

Provided: 3'

Waiver: 12'



ITEM 3 – Docket Number: 063-17

Applicant or Agent: J. Clifford Grout III, Helen and Ricardo Febry
Property Location: 1704 Milan Street **Zip:** 70115
Bounding Streets: Milan St., Carondelet St., Baronne St., General Pershing St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 435
Proposed Use: Single-Family Residence **Lot Number:** X-1
Project Planner: Travis Martin (trlmartin@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.B.3 (a), Article 22, Section 22.8.B.1, Article 21, Section 21.7, Table 21-2, Article 22, Section 22.11.D.1, Article 22, Section 22.11.D.2 and Article 21, Section 21.6.H.1, Article 21, Section 21.6.H.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit one (1) parking space in the required front yard area and the construction of a carport in the required front yard area.

Requested Waivers:

Article 11, Section 11.3.B.3.a – Parking Restrictions

Permitted: 0 front yard spaces Provided: 1 front yard space Waiver: 1 front yard space

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Permitted: 0 front yard spaces Provided: 1 front yard space Waiver: 1 front yard space

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Permitted: 0 front yard spaces Provided: 1 front yard space Waiver: 1 front yard space

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Permitted: 0 front yard spaces Provided: 1 front yard space Waiver: 1 front yard space

Article 21, Section 21.7 (Table 21-2) – Carport Design (Location)

Permitted: 0 carports in front yard Provided: 1 carport Waiver: 1 carport

Article 21, Section 21.6.H.1

Permitted: 0 carports in front yard Provided: 1 carport Waiver: 1 carport



ITEM 4 – Docket Number: 064-17

Applicant or Agent: Vagno Santos
Property Location: 2518 St. Ann Street **Zip:** 70119
Bounding Streets: St. Ann St., Orleans Ave., N. Rocheblave St., N. Dorgenois St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Tremé **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 324
Proposed Use: Single-Family Residence **Lot Number:** 144A
Project Planner: Robin Jones (rcjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 141-16 to permit the creation of a lot with insufficient minimum lot area and insufficient minimum lot depth.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area		
Required: 2,250' ft ²	Provided: 2,237.5' ft ²	Waiver: 12.5' ft ²
Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth		
Required: 90'	Provided: 60.5'	Waiver: 29.5'



ITEM 5 – Docket Number: 065-17

Applicant or Agent: Royal Condominium Developments LLC, Wayne Troyer, FAIA
Property Location: 211-219 Royal Street **Zip:** 70130
Bounding Streets: Royal St., Iberville St., Bienville St., Bourbon St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Vacant Building **Square Number:** 65
Proposed Use: Mixed-Use **Lot Number:** M; A
Project Planner: Joseph Colón (jacolon@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 10, Section 10.3.A of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing mixed-use (multi-family dwelling/commercial) building, resulting in excessive height.

Requested Waiver:

Article 10, Section 10.3.A (Table 10-2) – Maximum Building Height		
Required: 50'	Provided: 58'-0"	Grandfathered: 8'-0"
		Waiver: 12'-10"



ITEM 10 – Docket Number: 070-17

Applicant or Agent: Basin St. Properties LLC, Jeffrey Gardner
Property Location: 8537-8539 Forshey Street **Zip:** 70118
Bounding Streets: Forshey St., Joliet St., Olive St., Leonidas St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 509
Proposed Use: Two-Family Residence **Lot Number:** W1
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 033/17 to permit the creation of a lot with insufficient minimum lot width and insufficient minimum lot area.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width		
Required: 40'	Provided: 33.5'	Waiver: 6.5'
Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area		
Required: 2,200 sf/du	Provided: 2,016.5 sf/du	Waiver: 183.5 sf/du



ITEM 11 – Docket Number: 071-17

Applicant or Agent: Basin St. Properties LLC, Jeffrey Gardner
Property Location: 3316-3318 Joliet Street **Zip:** 70118
Bounding Streets: Joliet St., Olive St., Leonidas St., Forshey St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 509
Proposed Use: Two-Family Residence **Lot Number:** W7
Project Planner: Robin Jones (rcjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 033/17 to permit the creation of a lot with insufficient minimum lot width and insufficient minimum permeable open space.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width		
Required: 40'	Provided: 38'-10"	Waiver: 1'-2"
Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Permeable Open Space		
Required: 30%	Provided: 29%	Waiver: 1%



ITEM 14 – Docket Number: 074-17

Applicant or Agent: Basin St. Properties LLC, Jeffrey Gardner
Property Location: 3334-3336 Joliet Street **Zip:** 70118
Bounding Streets: Joliet St., Olive St., Leonidas St., Forshey St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 509
Proposed Use: Two-Family Residence **Lot Number:** W10
Project Planner: Rachael Berg (rberg@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 033/17 to permit the creation of a lot with insufficient minimum lot width.

Requested Waiver:**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width**

Required: 40'

Provided: 39.6'

Waiver: 0.4'

**ITEM 15 – Docket Number: 075-17**

Applicant or Agent: TWT Properties LLC, Michael Tubre
Property Location: 339 Kenilworth Street **Zip:** 70124
Bounding Streets: Kenilworth St., Colbert St., Beapel Pl., Brooks St., Milne St.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 6
Proposed Use: Single-Family Residence **Lot Number:** M-1
Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request Citation: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 087/17 to permit the creation of a lot with insufficient minimum lot width and insufficient minimum lot area.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 40'

Provided: 35'

Waiver: 5'

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot AreaRequired: 4,800 ft²Provided: 4,410 ft²Waiver: 390 ft²

D. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 22 – Docket Number: 052-17

Applicant or Agent:	Justin B. Schmidt	
Property Location:	N/A	Zip: N/A
Bounding Streets:	N/A	
Zoning District:	N/A	
Historic District:	N/A	Planning District: N/A
Existing Use:	N/A	Square Number: N/A
Proposed Use:	N/A	Lot Number: N/A

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding Zoning Memorandum Z-17-06.



E. Director of Safety and Permits Decision Appeals – New Business

ITEM 23 – Docket Number: 082-17

Applicant or Agent:	The Rampart Church LLC, Justin B. Schmidt, Adams and Reese Law Firm	
Property Location:	1236 N. Rampart Street	Zip: 70116
Bounding Streets:	N. Rampart St., Barracks St., Burgundy St., Governor Nicholls St.	
Zoning District:	VCC-2 Vieux Carré Commercial District	
Historic District:	Vieux Carré	Planning District: 1b
Existing Use:	Subject of Appeal	Square Number: 107
Proposed Use:	Subject of Appeal	Lot Number: 6,7,8,9,10,11,12

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination of the use of the property.



F. Adjournment